



## Honicombe Park Nr Callington PL17 8JW

An end of terrace holiday cottage located within the popular Honicombe Manor development. Being well presented, the reverse accommodation comprises, two double bedrooms, bathroom and a cloakroom on the ground floor with a spacious open plan lounge/kitchen diner on the first floor. Full width patio doors open onto a wide railed deck offering views across the Tamar Valley.

Located in the popular Honicombe Manor Park and situated in parkland. Offers varied leisure and recreational facilities as well as a restaurant and bar. The surrounding countryside offers a variety of attractions within the Tamar Valley area. Acknowledged as an area of outstanding natural beauty, is Cotehele House and gardens, a National Trust property, as well as Morwellham Quay, being not only of historic interest, but staging many events throughout the year. The nearby town of Callington offers a wide range of facilities and amenities to include traditional and modern shopping, a Health Centre, Dentists surgery, Primary and Secondary schools and road links connecting the area to Plymouth City centre via the Tamar Bridge at Saltash. For golfing enthusiasts there are courses at nearby Tavistock and St Mellion International Golf Resort.



Price: £49,500



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**HALLWAY 11' 6" x 7' 2" (3.51m x 2.18m)**

**BEDROOM 1 11' 10" x 10' 2" (3.61m x 3.1m)**

double glazed window.

**BEDROOM TWO 11' 10" x 8' 10" (3.61m x 2.69m)**

Double glazed window.

## BATHROOM

Tiled, white suite with bath, Mira shower over and low level w.c; Dimplex heater/light washbasin and an obscure double glazed window.

## CLOAKROOM

Part tiled white suitewash hand basin and low level wc. Obscure glazed window.

**LOUNGE 16' 5" x 16' 3" (5m x 4.95m)**

Full width double glazed patio doors with lovely outlook and complete privacy, opens onto a wide decking. Walk-in cupboard with the immersion heater. TV and telephone points.

**KITCHEN DINER 12' 3" x 10' 0" (3.73m x 3.05m)**

Having a comprehensive range of pine, wall and base units, work surface over, ceramic tiling above and plumbing for a dishwasher or washing machine. Front facing double glazed window

**DECKED BALCONY 19' 4" x 5' 7" (5.89m x 1.7m)**

A lovely area to sit outside and take in the views across the Tamar Valley. To the front of the property, is a covered area, ideal for bike storage.

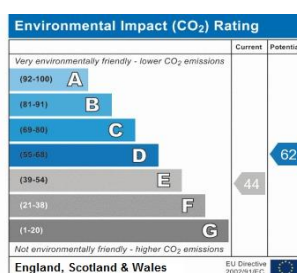
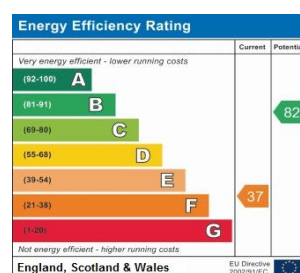
## CHARGES

Figures are for 2012/13  
Council Tax band A  
Ground rent £226.75  
Maintenance £850.31  
Water £283.44  
Roads £160.61  
Insurance £163.69

We have been informed by the vendor that there is no restriction on the amount of time a vendor can stay in the property as long as its not a permanent residence.

## DIRECTIONS

From Callington town centre, take the Tavistock Road until the village of St Anns Chapel is reached. Turn right, signposted Metherell, crossing over the next junction where the sign for Honeycombe Manor is displayed. Proceed through the entrance gates and Number 5 St Anns Cottage will be found on the right hand side of the road.



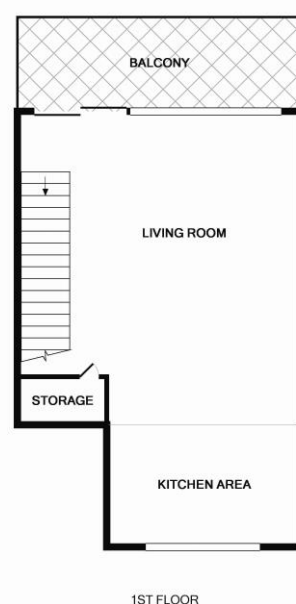
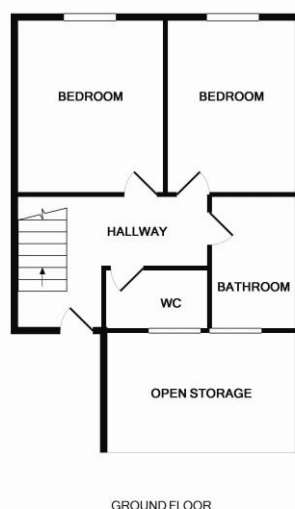
## Hennings Moir

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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